

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 002 TOWN OF AURORA

COUNTY 19 FLORENCE

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	6,000	7,000	85.71	85.71	85.71	0.00	100.0	1.00
	IMPROVED	1	113,200	140,000	80.86	80.86	80.86	0.00	100.0	1.00
	TOTAL	2	119,200	147,000	81.09	83.29	83.29	2.91	100.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	6,000	7,000	85.71	85.71	85.71	0.00	100.0	1.00
	IMPROVED	1	113,200	140,000	80.86	80.86	80.86	0.00	100.0	1.00
	TOTAL	2	119,200	147,000	81.09	83.29	83.29	2.91	100.0	1.03

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 004 TOWN OF COMMONWEALTH

COUNTY 19 FLORENCE

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	26,500	18,200	145.60	150.61	150.61	33.60	0.0	1.03
	IMPROVED	3	118,100	130,000	90.85	85.92	82.67	28.23	33.3	0.95
	TOTAL	5	144,600	148,200	97.57	111.79	100.00	37.71	20.0	1.15
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	26,500	18,200	145.60	150.61	150.61	33.60	0.0	1.03
	IMPROVED	3	118,100	130,000	90.85	85.92	82.67	28.23	33.3	0.95
	TOTAL	5	144,600	148,200	97.57	111.79	100.00	37.71	20.0	1.15

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	5	1	20.0	0	0.0	1	20.0	.5	10.0	.5	10.0	1	20.0	0	0.0	1	20.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	5	1	20.0	0	0.0	1	20.0	.5	10.0	.5	10.0	1	20.0	0	0.0	1	20.0

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**WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT    006    TOWN OF FENCE  
  
COUNTY                    19    FLORENCE  
  
EQ ADMIN AREA         81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	24,000	48,000	50.00	51.43	51.43	16.66	0.0	1.03
	IMPROVED	1	20,500	8,750	234.29	234.29	234.29	0.00	100.0	1.00
	TOTAL	3	44,500	56,750	78.41	112.38	60.00	106.35	33.3	1.43
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	24,000	48,000	50.00	51.43	51.43	16.66	0.0	1.03
	IMPROVED	1	20,500	8,750	234.29	234.29	234.29	0.00	100.0	1.00
	TOTAL	3	44,500	56,750	78.41	112.38	60.00	106.35	33.3	1.43

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3

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**WISCONSIN DEPARTMENT OF REVENUE  
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TAXATION DISTRICT    008    TOWN OF FERN  
COUNTY                19    FLORENCE  
EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	254,800	274,500	92.82	94.63	100.00	9.45	66.7	1.02
	TOTAL	3	254,800	274,500	92.82	94.63	100.00	9.45	66.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	254,800	274,500	92.82	94.63	100.00	9.45	66.7	1.02
	TOTAL	3	254,800	274,500	92.82	94.63	100.00	9.45	66.7	1.02

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT    010    TOWN OF FLORENCE  
COUNTY                19    FLORENCE  
EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	9	492,800	710,300	69.38	101.33	90.48	38.80	44.4	1.46
	IMPROVED	31	4,421,400	4,611,450	95.88	115.38	101.03	32.75	41.9	1.20
	TOTAL	40	4,914,200	5,321,750	92.34	112.22	99.51	34.26	37.5	1.22
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	250,000	290,000	86.21	86.21	86.21	40.00	0.0	1.00
	TOTAL	2	250,000	290,000	86.21	86.21	86.21	40.00	0.0	1.00
TOTAL	VACANT	9	492,800	710,300	69.38	101.33	90.48	38.80	44.4	1.46
	IMPROVED	33	4,671,400	4,901,450	95.31	113.61	101.03	32.83	39.4	1.19
	TOTAL	42	5,164,200	5,611,750	92.02	110.98	99.51	34.28	35.7	1.21

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	9	1	11.1	0	0.0	1	11.1	2.5	27.8	1.5	16.7	1	11.1	0	0.0	2	22.2
	IMPROVED	31	0	0.0	4	12.9	4	12.9	7.5	24.2	5.5	17.7	3	9.7	0	0.0	7	22.6
	TOTAL	40	1	2.5	2	5.0	9	22.5	8	20.0	7	17.5	4	10.0	0	0.0	9	22.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
TOTAL	VACANT	9	1	11.1	0	0.0	1	11.1	2.5	27.8	1.5	16.7	1	11.1	0	0.0	2	22.2
	IMPROVED	33	1	3.0	4	12.1	4	12.1	7.5	22.7	5.5	16.7	4	12.1	0	0.0	7	21.2
	TOTAL	42	2	4.8	2	4.8	9	21.4	8	19.1	7	16.7	5	11.9	0	0.0	9	21.4

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 012 TOWN OF HOMESTEAD

COUNTY 19 FLORENCE

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	27,500	13,000	211.54	222.50	222.50	21.35	0.0	1.05
	IMPROVED	4	560,900	578,000	97.04	94.35	91.50	7.82	75.0	0.97
	TOTAL	6	588,400	591,000	99.56	137.07	101.51	46.89	50.0	1.38
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	27,500	13,000	211.54	222.50	222.50	21.35	0.0	1.05
	IMPROVED	4	560,900	578,000	97.04	94.35	91.50	7.82	75.0	0.97
	TOTAL	6	588,400	591,000	99.56	137.07	101.51	46.89	50.0	1.38

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	1	16.7	2	33.3	1	16.7	0	0.0	0	0.0	2	33.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	1	16.7	2	33.3	1	16.7	0	0.0	0	0.0	2	33.3

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TAXATION DISTRICT 014 TOWN OF LONG LAKE

COUNTY 19 FLORENCE

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	12,700	15,000	84.67	84.67	84.67	0.00	100.0	1.00
	IMPROVED	3	111,000	114,500	96.94	104.47	100.44	22.24	33.3	1.08
	TOTAL	4	123,700	129,500	95.52	99.52	92.56	22.36	50.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	12,700	15,000	84.67	84.67	84.67	0.00	100.0	1.00
	IMPROVED	3	111,000	114,500	96.94	104.47	100.44	22.24	33.3	1.08
	TOTAL	4	123,700	129,500	95.52	99.52	92.56	22.36	50.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0

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**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT    016    TOWN OF TIPLER  
 COUNTY                19    FLORENCE  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	9,700	9,500	102.11	102.11	102.11	0.00	100.0	1.00
	IMPROVED	3	345,200	330,000	104.61	105.74	116.97	21.95	33.3	1.01
	TOTAL	4	354,900	339,500	104.54	104.83	109.54	20.97	50.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	9,700	9,500	102.11	102.11	102.11	0.00	100.0	1.00
	IMPROVED	3	345,200	330,000	104.61	105.74	116.97	21.95	33.3	1.01
	TOTAL	4	354,900	339,500	104.54	104.83	109.54	20.97	50.0	1.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0